

ZONING AND BUILDING AGENDA

JUNE 7, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

247592 DOCKET #7227 - TED PANAGIOTOPOULOS, ANTHONY DINOVELLA, CYNTHIA L. BUDA TRUST, GAEL STINAUER, VINCENT A. BILLOTTO, JR., THOMAS MCAULIFFE, MARION LESNICKI, Owners c/o, 332 West Burlington, LaGrange, Illinois 60525, Application (No. SU-21-21; Z01137). Submitted by Matthew M. Klein, 332 West Burlington, LaGrange, Illinois 60525. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a Planned Unit Development for nine (9) single family residences in Section 32 of Palos Township. Property consists of approximately nine (9) acres located on the east side of Wolf Road approximately 593 feet south of 131st Street in Palos Township. Intended use: Nine (9) single family lots (as existing), wetland conservation area (as existing), private road (as existing – Frances Lane), private gate entry at Wolf Road. **Recommendation: That the application be granted an one year extension of time.**

266151 DOCKET #7655 - S. TOMIC, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 7 feet for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the northwest side of Glenview Road and Longmeadow Drive in Northfield Township. **Recommendation: That the variation application be granted an one year extension of time.**

Conditions: None

Objectors: None

267468 DOCKET #7689 – MCDONALD'S CORPORATION, Owner, Application: Variation to reduce setback from 15 feet to 10 feet (existing condition); increase height of sign from 20 feet to 58 feet; and increase face of sign from the allowed 200 square feet to 442 square feet (17 feet x 26 feet) for an on-premise identification sign (previous sign existing) in the I-1 Restricted Industrial District. The subject property consists of approximately 0.6 of an acre, located on the south side of I-90, approximately 610 feet southeast of Oakton Street in Elk Grove Township. The subject property is immediately adjacent to the corporate office of the applicant, McDonald's Corporation. **Recommendation: That the application be granted.**

Conditions: The applicant must obtain all necessary IDOT approvals for the proposed sign.

Objectors: The Village of Elk Grove Village objected. There were no objections from any of the 14 neighbors.

THE ABOVE DOCKET NO. #7689 WAS DEFERRED ON SEPTEMBER 21, 2004, OCTOBER 5, 2004 AND OCTOBER 19, 2004.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

271445 DOCKET #7340 – CRC CONSTRUCTION, Owner Application: Variation to combine two lots into one lot and on the one lot: reduce lot area from 40,000 square feet to 12,394 square feet; reduce lot width from 150 feet to 101 feet; reduce left side yard setback from 15 feet to 14 feet; reduce corner side yard setback from 25 feet to 15 feet for new single family residences in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the southwest corner of Lunt Avenue and Roselle Road in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16095

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

271446 DOCKET #7341 – CRC CONSTRUCTION, Owner Application: Variation to combine two lots into one lot and on the one lot: reduce lot area from 40,000 square feet to 12,220 square feet; reduce lot width from 150 feet to 100 feet; reduce both side yard setbacks from 15 feet to 14 feet for new single family residences in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of Roselle Road, approximately of 101 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16096

271447 DOCKET #7342 – CRC CONSTRUCTION, Owner Application: Variation to combine two lots into one lot and on the one lot: reduce lot area from 40,000 square feet to 12,220 square feet; reduce lot width from 150 feet to 100 feet; reduce both side yard setbacks from 15 feet to 14 feet for new single family residences in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of Roselle Road, approximately 201 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16097

271448 DOCKET #7673 – WALTER FREDERICK, Owner, Application: Variation to reduce lot width from 150 feet to 100 feet (existing) and reduce both interior side yard setbacks from 15 feet to 10 feet for a new single family residence on a private sewage system and well in the R-4 Single Family Residence District. The subject property consists of approximately 1.15 acres, located on the north side of Echo Lane, approximately 900 feet east of Quintens Road in Palatine Township. **Recommendation: That the applicant be granted a six month extension of time.**

271449 DOCKET #7819 – K. CASTLE, Owner, Application: Variation to combine three lots into one lot and reduce lot area from 40,000 square feet to 19,792 square feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Marion Street, approximately 251 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors None

Cook County Department of Public Health Approval #16382

271450 DOCKET #7820 – M. VIRGILIO, Owner, Application: Variation to reduce lot area from 40,000 square feet to 13,286 square feet (existing); reduce lot width from 150 feet to 100 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the west side of Seward Street, approximately 200 feet north of Albion Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health #16403

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 271451 DOCKET #7853 – J. MELLON, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 5 feet (existing pool) and reduce left interior side yard setback from 10 feet to 1.6 feet (existing shed) for an above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.10 of an acre, located on the south side of 116th Place, approximately 166 feet west of Lawndale Avenue in Worth Township. **Recommendation: That the application be granted.**
- Condition: None
- Objectors: None
- 271452 DOCKET #7854 – T. & S. BOBAK, Owners, Application: Variation to reduce front yard setback from 30 feet to 25 feet and reduce both interior side yard setbacks from 10 feet to 3 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Lockwood Avenue, approximately 360 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271453 DOCKET #7855 – J. KYRIAZIS, Owner, Application: Variation to reduce lot area from 20,000 square feet to 17,600 square feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.40 of an acre, located on the west side of 62nd Place, approximately 275 feet east of Gilbert Avenue in Lyons Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271454 DOCKET #7857 – E. & M. PROVATARIS, Owners, Application: Variation to reduce rear yard setback from 30 feet to 20 feet for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the north side of 167th Street, approximately 157 feet west of Palm Avenue in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271455 DOCKET #7858 – M. & K. HICKMAN, Owners, Application: Variation to reduce rear yard setback from 30 feet to 25 feet (existing) and reduce lot area from 20,000 square feet to 19,969 square feet (existing) for a proposed second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southeast corner of Redondo Lane and Nelson Lane in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271456 DOCKET #7859 – A. MATRASZEK, Owner, Application: Variation to reduce left side yard setback from 15 feet to 9 feet for a proposed detached garage and increase the height of iron fence in the front yard from 3 feet to 6 feet in the R-4 Single Family Residence District. The subject property consists of approximately 1.07 acres, located on the south side of Countryside Lane, approximately 814 feet east of Milwaukee Avenue in Northfield Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271457 DOCKET #7861 – E. LESNICKI, Owner, Application: Variation to increase the floor area ratio from .40 to .50 for a single family residence and reduce rear yard setback from 3 feet (V-04-136) to 2 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the east side of Lockwood Avenue, approximately 30 feet south of 49th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

271458 DOCKET #7862 – M. OLSZEWSKI, Owner, Application: Variation to reduce rear yard setback from 40 feet to 28 feet (existing) for additions to residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Vine Avenue, approximately 250 feet north of Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

271459 DOCKET #7863 – P. MADIGAN, Owner, Application: Variation to reduce rear yard setback from 40 feet to 30 feet and reduce right interior side yard setback from 10 feet to 4 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the northeast corner of Morrison Avenue and Lee Street in Wheeling Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

271460 DOCKET #7864 – J. KEARNEY, Owner, Application: Variation to reduce rear yard setback from 25 feet to 9.5 feet (existing) for a rear yard deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the north side of 167th Street, approximately 95 feet west of Willow Avenue in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

NEW APPLICATIONS

271461 KEITH AND DELORIS MORRIS, Owners, 20120 South Crawford Avenue, Matteson, Illinois, Application (No. SU-05-06; Z05083). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District to open existing building as a child care center and add additional parking, build a fenced in play area and create a u-turn driveway in Section 15 of Rich Township. Property consists of 0.98 of an acre located on the northwest corner of Blackstone and Crawford Avenue in Rich Township. Intended use: To turn existing building into a child care center, add additional parking, create u-turn driveway to improve traffic flow and build fenced play area.

271462 MICHAEL AND GINA WIRTH, Owners, 220 East Devon Avenue, Elk Grove Village, Illinois 60007, Application (No. SU-05-05; Z05082). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 in Single Family Residence District to permit off-street parking for the storage of vehicles used for a landscaping business and for a proprietor's residence with a home occupation of a landscaping business in Section 33 in Elk Grove Township. Property consists of 1.22 acres located on the north side of Devon Avenue, approximately 454 feet west of Ridge Avenue in Elk Grove Village. Intended use: Property will continue to be used as residence but will permit the operation and vehicle storage in connection with landscaping business, two garages already constructed per permit for storage of some vehicles, other vehicles to be stored on to be constructed parking pads. All parking at rear of property. No maintenance of vehicles at site.

271463 LAGRANGE HIGHLANDS SANITARY DISTRICT, Owner, 5900 South Willow Springs Road, LaGrange, Illinois 60525, Application (No. SU-05-05; Z05060). Submitted by T-Mobile Wireless, 8550 West Bryn Mawr, Chicago, Illinois 60631. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to install a wireless communications antenna on an existing water tower and an equipment shelter/cabinet on the site in Section 17 of Lyons Township. Property consist of 1.95 acres located on the west side of Willow Springs Road, approximately 250 feet south of Plainfield Road in Lyons Township. Intended use: Install wireless communications antennas on an existing water tower and an equipment shelter/cabinet.